



West Branch City Council
City Administrator's Report
2/04/19

Pending Action Items:

(Wastewater Task Group)

No New Report

College Street Bridge

The Iowa Department of Transportation (IDOT) has accepted bids on behalf of the City of West Branch. IDOT has determined the contractor who provided the lowest responsive bid. The Awarded Vendor is Taylor Construction Inc. for a bid of \$1,666,025.10 (this is within our anticipated planning budget, but still may present cash flow issues that could need financing). Anticipated start date is April 1st, 2019. *It should also be noted that there is a \$220,000 Engineering Management Contract that will need to be funded during the construction of this project that is not in our budget. This will need financing. City staff are in the process of meeting with Speer Financial (the City's Financial Advisors) develop options to fund these needs. At this time we are being advised by Speer Financial to continue to move forward with advancing this contract and that the remaining unfunded item will be addressed during the execution of the contract.*

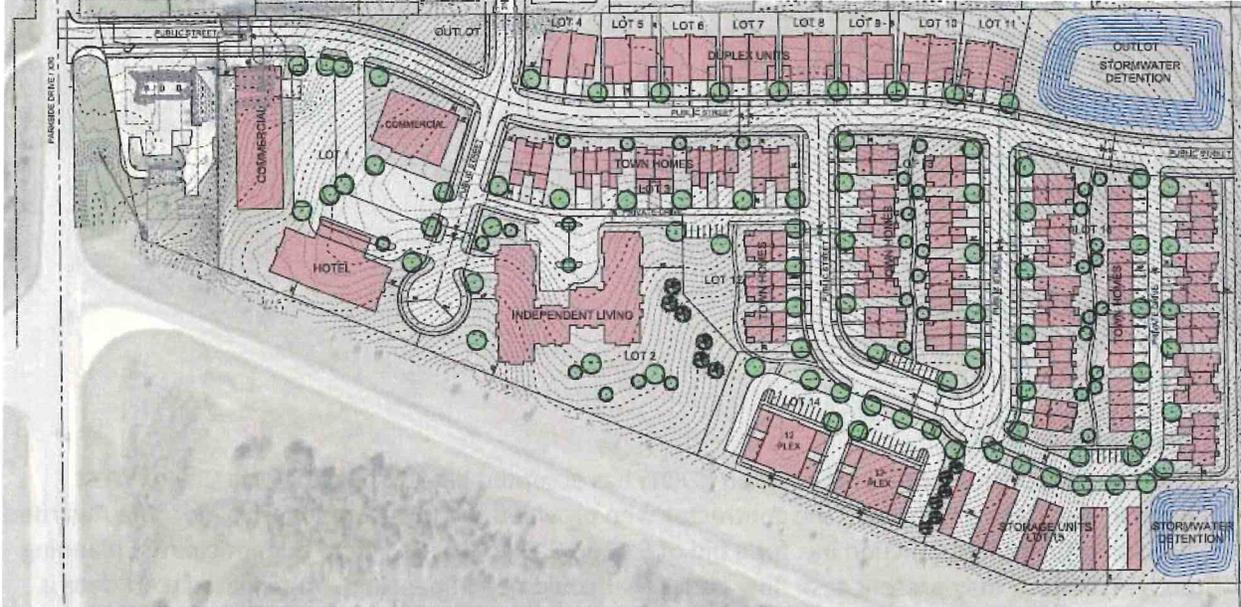
Right now, the project is much closer to being fully funded than we initially anticipated; thanks to the positive bid returns. Currently, we have been reimbursed approximately \$120,000 (design expenses). We have \$880,000 remaining State/Federal Grant Funding for the project. We have \$100,000 budgeted and funded (FY 2018-19) for the College Street portion of the project; and we have \$700,000 budgeted and funded for the city's matching funds for the College Street Bridge. This leaves us a total of \$1,680,000 of funding for a project that just awarded a bid at \$1,666,025. The challenge we will have is operating without a contingency and managing the cash flow of the project with reimbursements having to go through 30 – 60 day state process we will have to extend city funding for contract payments. If we use a 10% contingency we should have to be prepared for an additional \$166,000 for unexpected project expenses. *Now adding expenses for the engineering management expenses of \$220,000 our unexpected project expenses have increased to a total of \$386,000.*

Report from the Desk of the City Administrator:

- The Planning and Zoning Commission had to reschedule the January 29th meeting due to weather. A potential project which had asked to be kept confidential is currently studying the potential use of our newly established Planned Unit Development Ordinance. *The project is expected to be discussed in public at the Planning and Zoning Commission on Tuesday February 5th 2019. At this time, the project is being referred to as "Concept Six". The project promises Retail / Hotel, Senior Living, and New Urbanist Style housing. The City has conducted two pre-proposal meetings with the developer on this matter. The attached illustration is one of the proposals that will be presented to the Planning and Zoning Commission at tomorrow's meeting.*

College Street Funding

Previously Reported



Follow up / Reminder Items:

- I-80 Project – The City Engineering Firm V&K and I met with IDOT officials December 19th regarding the I-80 expansion project. As you know, the overpass over the old abandon Chicago Railroad line will be replaced with a box covert tunnel. The city currently have a force main and an existing water main running through this area as well. After some research, IDOT has verified that indeed a portion of the expense or relocation and updating these lines will be of a cost to (and responsibility of) the city. This is an expense that will need to be budgeted for in the 2019 – 2020 fiscal year. At this time we do not have design estimates as to the expense of this project.
- Planning Alternative Wastewater and Wetland – As you know this was a recent 2019-2020 City Council Goal. Of course, this will have a great connection to whatever proves to be our final wastewater processing approach, but the concept has some citizen very excited. So much so, we may want to organize a town meeting once we have more answers as to our processing approach. [Impact7G \(Sustainable Environmental Solutions\) will be assisting the city in seeking grant funding for public planning process as continue to research alternative storm and wastewater solutions.](#)
- Downtown East Redevelopment Efforts – As a part of claiming clean ownership of the property formerly known as the Croell Ready-Mix site, Cedar County required a boundary retracement survey. The retracement survey costed \$8,071.25 which will be assessed against the project fund which is estimated to be \$153,000 after retracement survey is paid. [Currently, the Mayor and I are working moving the Derelict Building Grant forward. We hope to execute the contract with Barnhart Custom Services for excavating and grinding concrete for resale. The contract for these services received city council approval this past June.](#)

Events / Scheduled Meetings:

- **Indoor Walking – Call Parks Department at 319-930-0393**